

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

**RESOLUTION NO. 2014-141**

Approving FAC-1 Preliminary Planning Proposal, Preferred Site, Cost Estimates & Funding Strategy, and Submittal of Courthouse Funding Application to OJD/DAS.

**The Multnomah County Board of Commissioners Finds:**

- a. Oregon Revised Statute § 1.185 requires Multnomah County to "provide suitable and sufficient courtrooms, office and jury rooms for the court, the judges, other officers and employees of the court and juries in attendance upon the court, and provide maintenance and utilities for those courtrooms, offices and jury rooms."
- b. Chapter 705, Oregon Laws 2013, authorized creation of the Oregon Courthouse Capital Construction & Improvement (OCCCI) Fund and provided for the sale of Article XI-Q bonds to finance the State's matching share of costs for new or renovated courthouses, or portions thereof, owned or operated by the State under a long-term lease or IGA with each county.
- c. An interdisciplinary County Courthouse project team, comprised of Board Chiefs of Staff, facilities, governmental relations, finance, legal staff, together with the firm of Day CPM, as owner's representative (the "Project Team") issued a Central Courthouse Site Solicitation to property owners and developers, on July 21, 2014, which culminated in a selection team evaluating 11 potential sites against a comprehensive matrix of scoring criteria. The site evaluation resulted in selection of 4 finalists for consideration by the Board, the Circuit Court, the Courthouse Users Group and state stakeholders.
- d. The Project Team has prepared and recommended, as part of the FAC-1 Preliminary Planning Proposal, a recommended not to exceed cost per square foot estimate, an estimated total project rough order of magnitude cost, an initial cost benefit analysis, and a basic, estimated schedule with anticipated milestones, funding timelines, design & construction timelines and a projected occupancy date.
- e. The Project Team has developed and recommended, as part of the FAC-1 Preliminary Planning Proposal, a funding strategy in cooperation with the Chief Financial Officer.
- f. The Project Team has prepared and submitted, in draft form, the Multnomah County New Central Courthouse Application for State Funding (the "Courthouse Application"), for review by Oregon Chief Justice Balmer, the Oregon Judicial Department (OJD), the Oregon Department of Administrative Services (DAS), Presiding Judge Nan Waller, and Circuit Court Administrator Doug Bray.
- g. The County Chair and Commissioners have received letters from OJD, dated November 24, 2014, and from DAS, dated November 25, 2014, conditionally approving the draft Courthouse Application to utilize state matching funds for construction of the new Central Courthouse. These conditional approvals are subject to County submittal of the final Courthouse Application, Chief Justice Balmer's approval of same and his approval of the County's selected site.

- h. The County Chair has submitted a 2015 bond funding request to OJD, and the Chief Justice has recommended approval of the County's request for the state's matching share of Courthouse costs. The Legislative Emergency Board will act on OJD's recommendation at its December 2014 meeting. Legislative approval of the first bond sale, projected for April 2015, cannot occur until the Chief Justice and DAS approve the final Courthouse Application, which is included in the FAC-1 Preliminary Planning Proposal.

**The Multnomah County Board of Commissioners Resolves:**

1. Approval of the FAC-1 Preliminary Planning Proposal for the new Multnomah County Central Courthouse project, including project scope, cost estimates and the funding strategy developed in cooperation with the County's Chief Financial Officer.
2. Approval of the County-owned Hawthorne Bridgehead Blocks 7 and 8 as the preferred site for the new Central Courthouse and of the Chair's execution of an option to purchase Block 128, bounded by SW 1<sup>st</sup> & 2<sup>nd</sup> Avenues and SW Columbia and Clay Streets, as an alternate site if the preferred site proves to be unfeasible.
3. Authorization for submittal of the final Courthouse Application to the Oregon Chief Justice and Department of Administrative Services.
4. Authorization for the Project Team to prepare a FAC-1 Project Proposal containing detailed project cost and budget considerations, analysis of project feasibility, project alternatives, risk assessment, and project schedule for presentation to the Board no later than June 30, 2015.

**ADOPTED this 18th day of December 2014.**



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Deborah Kafoury*

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Deborah Kafoury, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By *Kenneth M. Elliott*  
Kenneth M. Elliott, Assistant County Attorney

SUBMITTED BY: Sherry Swackhamer, Director, Dept. of County Assets & Henry Alaman,  
Interim Director, Facilities & Property Management Division